

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3212 Belle Isle Drive, APN 476-241-09

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3212 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____ , _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-09-00; Islenair Unit #2, Block 7 Lot 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3212 Belle Isle Drive was built in 1936 in the Minimal Traditional style and features a medium-pitch cross-gable roof with composition shingles; clipped eaves; a moderately textured stucco exterior and a chimney at the side. The gable ends feature clapboard siding with six triangular vents in a pyramid formation; and the base of the house is clad in brick veneer. The porch, which is covered by a roof projection supported by a large square stucco column with a simple capital, is set back and is accessed at the side via four concrete steps leading to an entry door set perpendicularly to the sidewalk. Fenestration consists of a 9-lite fixed vinyl window in the main bay, and 1-over-1 double hung vinyl windows throughout the rest of the house. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1936 Water and Sewer Records

* P7. Owner and Address:

Arias Oswaldo
3212 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3212 Belle Isle Drive, APN 476-241-09

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was built in 1936 per water and sewer records. Modifications include the use of moderately textured stucco, the replacement of the composition roof with a new composition roof, the replacement of the wood frame and sash windows with vinyl windows, and the likely replacement of the wood post porch support with a large stucco column. The house is in fair to good condition and retains a fair to poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
CITY OF SAN DIEGO, CALIFORNIA

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3230 Belle Isle Drive, APN 476-241-11

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3230 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-11-00; Islenair Unit #2 Block 7 Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3230 Belle Isle Drive was built in 1938 in the Minimal Traditional style with Art Moderne influences and features a medium-pitch hipped roof with composition shingles; slight eave overhang; and a heavily textured stucco exterior. The entry is accessed via two concrete steps which lead to the entry door. A curvilinear stucco projection cantilevers over the entry and the adjacent wall. Fenestration consists of 4-over-1 double hung vinyl frame and sash windows and a glass block element at the corner to the left of the entry. A round portal window has been filled in, but its location and size is still readily apparent. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1938 Water and Sewer Records

* P7. Owner and Address:

Nunez Martha
3230 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3230 Belle Isle Drive, APN 476-241-11

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1938 per water and sewer records. Modifications include the use of heavily textured stucco, the replacement of the composition roof with a new composition roof, the replacement of the wood frame and sash window with vinyl windows, and the round portal window, which was filled in. The house is in fair to good condition and retains a fair to poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Dennstedt

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3236 Belle Isle Drive, APN 476-241-16

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3236 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-16-00; Islenair Unit #2 Block 7 Lot 13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3236 Belle Isle was built in 1937 in the Minimal Traditional style and features multi-hipped roof with composition shingles; a slight eave overhang; exposed notched eaves; a moderately textured stucco exterior; and a chimney on the south side of the house. The entry is set on the southeast corner of the house and is accessed via four concrete steps with a decorative wrought iron handrail. Fenestration consists of a 15-lite fixed vinyl frame window, 8-lite vinyl casement windows under a 4-lite vinyl transom, 4-over-4 double hung vinyl windows, and 6-lite vinyl casement windows. Wrought iron security bars cover the doors and windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1937 Water and Sewer Records

* P7. Owner and Address:

World Impact Inc
1047 S 39th Street
San Diego CA 92113

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3236 Belle Isle Drive, APN 476-241-16

B1. Historic Name:

B2. Common Name:

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1937 per water and sewer records. Modifications include the use of moderately textured stucco, which may have replaced clapboard siding, the replacement of the composition roof with a new composition roof, the replacement of the windows with vinyl windows, the use of wrought iron stair railing and security door, and the likely modification of the main façade. The house is in fair condition and retains a poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: CM Prebissius

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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* Resource Name or #: 3314 Belle Isle Drive, APN 476-151-19

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3314 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-19-00; Islenair Unit #1 Block 1 Lot 18

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3314 Belle Isle Drive was constructed in 1938 in the Minimal Traditional style and features a hipped roof with composition shingles; and a moderately textured stucco exterior. The entry is accessed via three concrete steps, is set to the left under a roof projection supported on two 4x4 wood posts. Fenestration consists of 6-over-6 double hung, 18-lite fixed, and 4-lite fixed vinyl frame and sash windows. Refer to BSOR Section B.6, for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1938 Water and Sewer Records

* P7. Owner and Address:

Longworth Paul A and Martha I R
3314 Belle Isle Drive
San Diego, CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3314 Belle Isle Drive, APN 476-151-19

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1938 per water and sewer records. Modifications include the use of moderately textured stucco, the replacement of the composition roof with a new composition roof, and the use of vinyl windows. The house is in good condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: RR West

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3320 Belle Isle Drive, APN 476-152-21

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3320 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-21-00; Islenair Unit #1 Block 1 Lot 19

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3320 Belle Isle Drive was built in 1930 in the Spanish Eclectic style and features a flat roof with a shed clay tile roof at the parapet; clipped eaves; a smooth stucco exterior; and a chimney on the north elevation. The entry, accessed via three concrete steps, is set to the left and covered by a front-facing gable projection with arched openings on three sides (This element may have been added or modified). A 16-lite fixed vinyl window flanked by 8-lite vinyl windows replaced the original window and modified the size of the opening. The garage is set to the left of the entry, and the size of the opening appears to have been modified. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1930 Water and Sewer Records

* P7. Owner and Address:

Blankenship Karal S
3320 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

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* NRHP Status Code 6L

* Resource Name or #: 3320 Belle Isle Drive, APN 476-152-21

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1930 per water and sewer records. Modifications include altering the size of the window openings, the use of vinyl windows, possible alteration of the entry, the use of a wrought iron security door, and modification of the garage opening. The house is in fair condition and retains a poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3333 Belle Isle Drive, APN 476-152-09

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3333 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-09-00; Islenair Unit #1 Block 2 Lot 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3333 Belle Isle Drive was built in 1936 in the Minimal Traditional style and features a medium pitch cross-gable roof; composition shingles; slight eave overhang; exposed rafter tails in the original portion of the house; a stucco exterior; and a chimney on the south elevation. The original house is front gabled with horizontal clapboard in the gable end. A dominant side gable element was added to the front of the house to form a "T" intersection. The gable peak of the original portion of the house is still evident at the ridgeline of the addition. The addition features vertical wood siding in the gable end and minimal eave overhang with no raftertails. The entry, accessed via seven concrete steps with a wrought iron railing, is located at the south end of the side gable addition and is set under the gable end supported on several groupings of wood posts with cross supports. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 6-over-6 double hung and 10-lite slider vinyl frame and sash windows. Green slatted metal awnings cover the windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1936 Water and Sewer Records

* P7. Owner and Address:

Abare John E
531 W J Street
Chula Vista CA 91910

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* **Resource Name or #:** 3333 Belle Isle Drive, APN 476-152-09

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* **B5. Architectural Style:** Minimal Traditional

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof, the addition of a side gable element with porch to the front of the house (likely an early modification), the replacement of the original wood windows with vinyl windows (likely in the original openings), and the addition of green metal awnings. The house is in good condition and retains a poor degree of integrity.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 6L

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3404 Belle Isle Drive, APN 476-151-25

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3404 Belle Isle Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-25-00; Islenair Unit #1 Block 1 Lot 23

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The house located at 3404 Belle Isle Drive was built in 1939 in the Minimal Traditional style and features a multi-hipped roof; composition shingles; and a smooth stucco exterior. The house is "U" shaped with three bays: a dominant forward bay to the left which contains a two-car garage, a recessed central bay containing the entry accessed by three concrete steps, and a right bay set just forward of the central bay which contains a small round portal window, a 4-over-4 wood frame and sash window, and an 8-lite fixed wood frame window. An aluminum louvered window is set to the left of the entry door, which is parallel to the sidewalk. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1939 Water and Sewer Records

* P7. Owner and Address:

Salerno Vincent A
3404 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3404 Belle Isle Drive, APN 476-151-25

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1939 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof, and the enclosure and expansion of the porch to add 760 square feet of habitable space in 1965. The date of construction for the garage is unknown. The house is in fair condition and retains a fair to poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: George McDermott

* B10. Significance: Theme Early auto-oriented small house dev

Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)

